



Bond
Oxborough
Phillips

Changing Lifestyles

10 Pincombe Road
Bideford
Devon
EX39 3FX

Offers Over: £290,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

10 Pincombe Road, Bideford, Devon, EX39 3FX

A WELL-PRESENTED DETACHED HOME WITH NO ONWARD CHAIN



- 3 Bedrooms (1 En-suite)
- Living Room offering a comfortable, naturally bright space
- Generous Kitchen / Dining Room that forms the heart of the property
 - Separate Utility Room & Cloakroom
 - Upstairs modern Bathroom
 - Front & rear gardens
 - Off-road parking & Garage
- The property is set back from the road in a quieter position on the development



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Overview

Tucked away within a modern residential development on the outskirts of Bideford, 10 Pincombe Road is a well-presented 3 Bedroom detached home offering balanced accommodation, a garage, off-road parking and the added benefit of no onward chain.

The property is set back from the road in a quieter position on the development, creating a pleasant sense of privacy on approach. Stepping inside, a welcoming Entrance Hall provides access to all principal ground floor rooms and sets the tone for the well-proportioned layout throughout. The Living Room sits to the front of the property and offers a comfortable, naturally bright space, ideal for everyday living or relaxing at the end of the day.

To the rear of the home is a generous Kitchen / Dining Room that forms the heart of the property. Fitted with a range of modern units and integrated appliances, the kitchen is thoughtfully arranged with ample worktop space and room for a family dining table. French doors open directly onto the rear garden, allowing plenty of natural light and creating an easy flow between indoor and outdoor living. A separate Utility Room adjoins the kitchen, providing additional storage and space for laundry appliances, along with a door giving further access to the garden. A downstairs Cloakroom completes the ground floor.

Upstairs, the accommodation continues with 3 well-sized Bedrooms. The main bedroom enjoys a front-facing aspect and benefits from its own En-suite Shower Room, while the remaining 2 bedrooms overlook the rear garden and are served by a modern Bathroom.

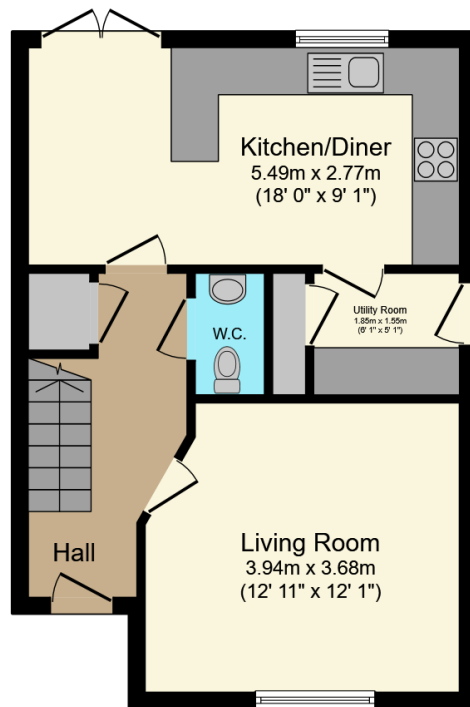
Outside, the property offers gardens to both the front and rear. The rear garden is of a good size, mainly laid to lawn with a paved patio area, making it ideal for outdoor dining and family use. To the front, there is off-road parking alongside a Garage, providing practical storage or secure parking.

Pincombe Road is conveniently positioned for access to Bideford Town Centre, local schools, amenities and transport links, with nearby routes connecting easily to the wider North Devon area.

An appealing detached home offering space, practicality and a straightforward purchase, early viewing is highly recommended.

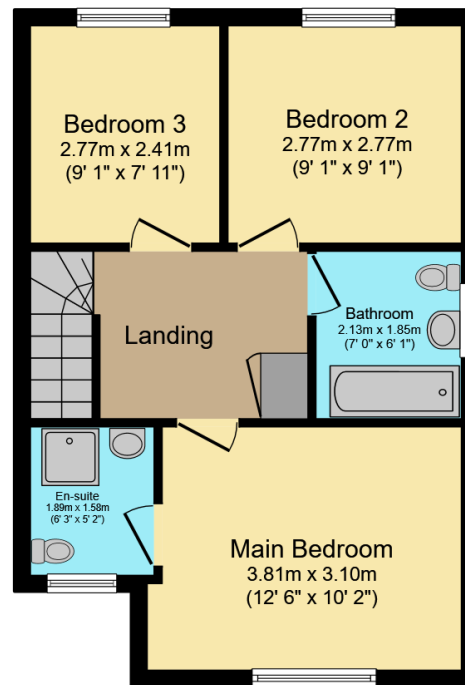
Council Tax Band

D - Torridge District Council



Ground Floor

Floor area 43.2 sq.m. (465 sq.ft.)



First Floor

Floor area 43.2 sq.m. (465 sq.ft.)

Total floor area: 86.4 sq.m. (930 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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Area Information

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay proceed up the main High Street turning left at the top. Continue through Old Town. Upon reaching the pedestrian crossing, continue straight onto Clovelly Road. Watch out for the speed camera. Follow the road past Caddsdow Industrial Estate and upon reaching the traffic lights at Asda Superstore, turn right passing Brewers Fayre on your right hand side. Continue over the mini roundabout to where the road bears to your left. The property will be located on your right hand side before this turn.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find and buy your new home...

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

